



Ash Cottage Pleasington

£960pcm

£11,520 pa

Unfurnished



Directions

What3words
ties.back.parts

INGHAM & YORKE



TO LET

PROPERTY TYPE
 🏠 Semi-Detached

BEDROOMS
 🛏 3

BATHROOMS
 🛁 1

Key features

- A spacious semi-detached property located in the desirable Meins Road area of Pleasington.
- The property offers three double bedrooms and a family bathroom
- Spacious garden with both lawned and paved outside areas
- Double garage and outbuildings offering generous storage space
- Gated gravel driveway with ample off-road parking
- Rural location yet with excellent transport links to the likes of Blackburn, Burnley, Preston and the wider North West.



Description

Located in the desirable Meins Road area of Pleasington, this three-bedroom semi-detached property offers spacious accommodation in a convenient and accessible location.

The property is entered via a porch, leading into a generous kitchen and dining area, complemented by a practical utility room with space for a washing machine, dryer and additional storage. The well-appointed kitchen benefits from a range of fitted appliances including an electric oven and induction hob.

The kitchen leads into a comfortable living room featuring a large fireplace with wood-burning stove, creating a warm and inviting room. A further reception room, complete with open fire, provides flexible living space and would be equally suited as a snug, formal sitting room, or home working space.

To the first floor, the property comprises three well-proportioned double bedrooms, with the principal bedroom benefitting from fitted wardrobes. The family bathroom is fitted with a three-piece suite, with a shower over the bath.

Externally, the property enjoys substantial gardens with a lawned area and a paved patio area to the rear of the property, providing an ideal space for outdoor dining or simply relaxing in the sunshine. Further benefits include a gated gravel driveway, offering ample off-road parking, a double garage and a range of useful outbuildings providing excellent storage.

With doorstep countryside walks and open green spaces close by, Ash Cottage is ideally suited to those seeking a balance between rural living and modern convenience. George and Clemmie's Farm Ice Cream Parlour, offering seasonal flower picking and a woodland walk, is also just a short distance away.

The property's excellent transport links make it equally appealing to commuters and a families alike. Blackburn town centre is just a short 10 minute drive away and offers a wide range of amenities including, high schools, colleges, a hospital, numerous national supermarket chains, banks, building societies, and a range of professional services and much more.

The property is also conveniently located for access the A59 and M65 motorway providing direct routes East towards Burnley and West towards Preston. The M6 and M61 motorway networks also facilitate access to the wider North West including Manchester, Liverpool and other commercial centres.

Westholme School is also just a stone's throw away, making the property particularly appealing to families seeking access to one of the area's well-established independent schools.



Other Information

Services: The property has the benefit of mains water and electricity. The central heating is by way of an oil fired system. Foul drainage is by way of a sewage treatment plant. The tenant is responsible for all services connected to the property including all charges for water and sewerage, oil, electric, Council Tax (Band F) and telephone for the full commencement of the Tenancy.

Local Authority: Blackburn with Darwen Borough Council, Blackburn Town Hall, King William Street, Blackburn, Lancashire, BB1 7DY
Tel.: 01254 585585

Tenancy Terms: The property will be let on an Assured Periodic Tenancy agreement.

References: All applicants will be required to provide satisfactory references prior to the occupation of any property. The reference checks will be carried out by a third-party provider. Acceptance of references and offer of the Tenancy is at our discretion.

Rent and deposit: One completion of the application and offer of an Assured Shorthold Tenancy Agreement by the agent or Landlord, full payment of five weeks rent is required as a returnable rental deposit immediately along with the signing of Agreements. The deposit will be held by Deposit Protection Scheme. The first month's rent will be required 5 working days prior to the start of the tenancy. Where a tenant requires a guarantor, the guarantor will be required to complete the same application process as a tenant. The guarantor will also be required to sign the deed of guarantee agreement prior to the commencement date.

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EPC

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



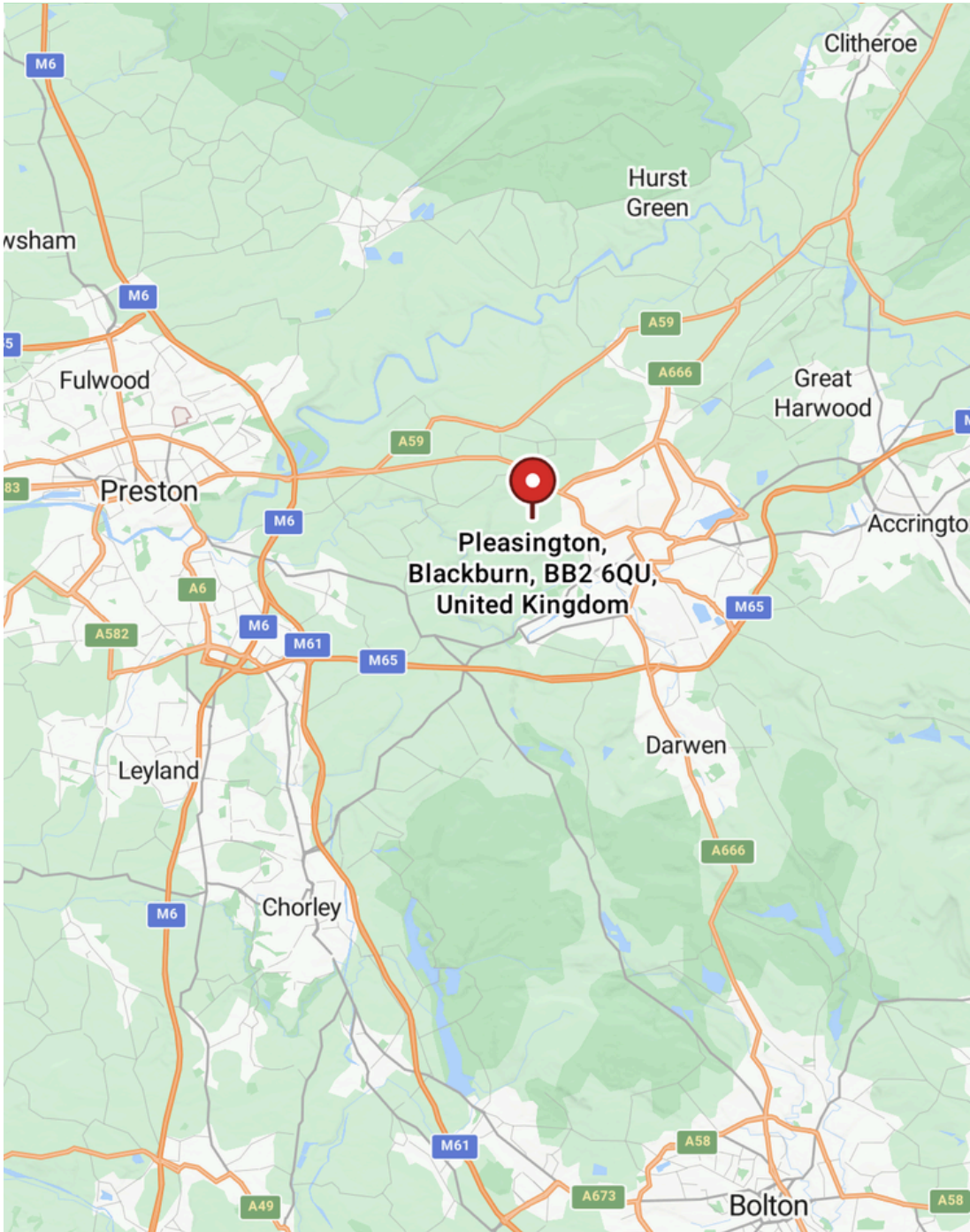
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All descriptions, photographs, plans, dimensions and other information are believed to be correct, but their accuracy is not guaranteed. Prospective tenants must satisfy themselves as to the accuracy of the information provided by inspection or otherwise.

No representation is made as to the condition of the property or the working order of any services, appliances, equipment, heating, plumbing, drainage or electrical installations unless specifically stated. Prospective tenants should make their own enquiries where appropriate.

No person in the employment of Ingham & Yorke LLP has authority to make or give any representation or warranty in relation to the property unless confirmed in writing by the Landlord or their authorised agent.

All lettings are subject to contract, satisfactory references and the Landlord's approval.





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